



Agenda Item No.:	4	Date:	March 11, 2008
Briefing No.:	2008-B0054	Prepared by:	Kendall Moore
Attending:	Paul Reitenbach, DDES		

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In accordance with the Council's organizational motion, the Growth Management and Natural Resources Committee ("GMNR") is charged with considering any proposed updates to the KCCP and for the purposes of Committee review of the KCCP, the five regular GMNR members are joined by the other four members of the Council. When voting on proposed KCCP legislation to forward onto the full Council, all nine members are considered voting members of the GMNR.

Amending the KCCP:

The provisions governing KCCP amendments are contained in KCC chapter 20.18. The Code allows for annual, as well as the "four-year cycle" updates to the Comprehensive Plan. This year the Council will be engaged in a "four-year cycle" update process.

One-year cycle updates are limited to amendments that propose:

1. Corrections to a technical error within the Plan; or
2. Changes that do not require a substantive policy change or alter the Urban Growth Area boundary.

Four-Year cycle updates, which the Council will consider this year, are intended to permit consideration of a broader range of amendments, including substantive changes to policies, changes to the urban growth boundary ("UGB"), and changes to site specific properties' land uses and/or zoning that would also require substantive changes to policies.

Update Development and Public Participation:

Staff from several King County departments assisted in the development of the executive's recommended 2008 Comprehensive Plan update. Following the release of the executive's public review draft in October, 2007, another series of public meetings were held in Redmond, Snoqualmie, Kent/Renton area, White Center and on Vashon Island in October 2007, and in Snoqualmie and the Kent/Renton area again in January 2008. Presentations were also made at all King County Unincorporated Area Councils (and in the case of the Four Corners and Greater Maple Valley UACs – twice) and before the Agricultural Commission and the Rural Forestry Commission.

The executive transmitted his recommended amendments to the KCCP on March 3, 2008, including most of the implementing development regulations. **NOTE HOWEVER,** the implementing Code provisions relating to a proposed new policy for the County to use its SEPA substantive authority to condition or deny a development project based on that project's individual or cumulative green house gases impacts have not been included and are not expected to be transmitted until late May, beginning of June.

Docket requests:

Citizens may submit proposed changes to the KCCP and the implementing development regulations. Requests are submitted via the County's docket system, established in 1998. The docket is open continuously. However, on September 30th of each year, the docket items submitted in the previous twelve months are compiled into the annual docket report transmitted to the Council by December 1st. In the report, executive staff provides a written response to the docketed items and outlines recommendations for action. The docket process for any type of amendment is initiated by submitting the docket form outlining the specific actions being requested.

In the case of requested changes to the land use designation for specific properties (referred to in the code as "site specific land use map amendments") that entail a change to the Urban Growth Boundary, these docket requests may only be considered as part of a four-year cycle review, such as this year's.

A more in-depth analysis regarding docket requests and the proposed land use map amendments will be provided later. However, be advised that in accordance with the notice requirements required in KCC 20.18, those who made docket requests in 2007 and those within 500 feet of a docket request for a zoning and/or land use change or areas studied as part of the Scoping Motion's work program have been notified of the meeting dates when the GMNR will be discussing and considering updates to the KCCP. Additionally, proponents of docket requests submitted before September 30, 2006, have also received notice.

Scheduling:

As required by Code, the Committee's KCCP review schedule shall be included as part of the Committee's agendas.

An annotated, proposed briefing schedule for the KCCP in Committee is included as Attachment 2, outlining the meetings at which specific KCCP chapters and the implementing development regulations will be discussed. However, a caution; as members who have been through this process before are aware, unanticipated issues can arise during this review process that may result in a scheduling change. Members will be advised if there is any change in the proposed scheduling.

Committee Members' Binders:

Council members have all received copies of the bound versions of the executive's recommended 2008 KCCP amendments (books 1 and 2), as well as attachment C (the Transportation Needs Report).

Council members will be provided binders in which the formally transmitted proposed ordinances are provided.¹ Also in accordance with policies RP 307 and 308 of the

¹ The bound version (book 2) is not what the executive formally transmitted to the Council Clerk to input into Legistar.

KCCP, a matrix developed by the executive regarding how the proposed changes in each chapter affect specific items will also be included.

Due to the volume of materials, future staff reports will not have the materials in the notebooks attached. Therefore, Committee staff requests that Council members have their notebooks made available to the Committee assistant for updating and inclusion of new materials as it is received during the Committee and Council review process. Committee staff will also be responsible for ensuring that notebooks are brought to council chambers when the KCCP update is on the agenda. In addition, two file copies will be maintained in the Council chambers for reference use by other Council staff and the general public.

GENERAL ISSUES:

Introduction - Framework Policies

FW 101 – King County to be a leader in creating sustainable communities.

FW 102 – “King County will achieve a climate stabilization target in government operations by reducing greenhouse gas emissions 80 percent below current levels.” (Lifted verbatim from 2007 Climate Plan goal at page 59.)

FW 103 - Public health & air quality will be key considerations in planning.

FW 104 - Using social justice and equity goals as a filter for King County land use policies, programs and practices.

FW 105 – King County will support ecologically sustainable, local food systems that improve County residents’ health.

FW 106 – King county will work with others to protect and recover the Puget Sound.

FW 107 – King County will continue to measuring performance & report it to the public.

Chapter 1 REGIONAL PLANNING

- Collapses neighborhood planning into area zoning studies

Chapter 2 URBAN COMMUNITIES

- New policy regarding including existing and proposed rural churches in UGA.
- Increased emphasis on affordable housing strategies, programs & incentives
- Linking development densities to transit
- Revives the 4 to 1 program and impose a TDR overlay, with no less than 50% of allowed density, from land added, to be achieved by purchasing TDRs
- New TDR requirement for upzoning in urban area
- Increased emphasis on green building/low impact – in both public and private construction
- Emphasis on sustainable development and removal of economic consideration

Chapter 3 RURAL AREA AND NATURAL RESOURCES LANDS

- Major reformatting of chapter
- Increased emphasis on rural legacy & character
- New policies on promoting food system
- New policies linking public health to food system
- New emphasis on promoting citizens' health in Rural Area
- New policies to strengthen forestry and agriculture
- New Transfer of Development Rights (TDR) policies

Chapter 4 ENVIRONMENT

- New use of SEPA substantive authority:
 - Climate change/GHG
- New policies on how KC will adapt and mitigate GHGs
- New section on Biodiversity
- New policies on habitat preservation
- New policies on how the County will interact with the Puget Sound Partnership

Chapter 6 PARKS, OPEN SPACE & CULTURAL RESOURCES

- Eliminated policy that KC “shall” provide **local** parks, trails, open space in Rural Area
- New policy that equity will be considered as part of park planning to reduce health disparities
- New policy that purpose and development of new open space should be consistent with funding source

Chapter 7 TRANSPORTATION

- Totally new concurrency program: including new one-part test, model and map
- Changes in LOS in certain “Mobility Areas”
- Changes in road project priorities
- Transportation Pricing – tolls and hot lanes
- Impact Fees

Chapter 8 SERVICES, FACILITIES & UTILITIES

- Allowing limited use of septic for small subdivisions adjacent to UGB
- New policies on reclaimed water
- Clarifies role of Utilities Technical Review Committee (“UTRC”) with respect to water supply plans
- New emphasis on reduction of energy use and promotion of renewable energy sources

Chapter 9 (new) ECONOMIC DEVELOPMENT

- Compilation of sections previously found in rural and urban chapters

- Reinforcement that KC's commitment is to a sustainable economy "county-wide"
- Policies reworked to embrace the concept of industrial clustering in urban area
- New policy supporting "green jobs"
- Drops schools and adequate housing stock as infrastructure KC support as necessary for meeting existing & future economic demand

Chapter 10 COMMUNITY PLANS

- New Watershed planning policies for Vashon Island's Community Plan

Chapter 11 IMPLEMENTATION

- Changes to land use designations

Land Use and Area Zoning Amendments:

Proposed Amendments:

The executive-proposed plan does not propose major changes that substantially alter the urban growth area boundary. However, there are several proposals that have received much public attention, including the Summit Pit/Maple Valley Donut Hole and the Snoqualmie SR 18/I-90 proposed changes. The proposed updates include twenty-three land use and/or area zoning amendments. These amendments will be further detailed in future briefings.

Site-Specific Land Use/Zoning Amendment Requests Not Proposed:

King County code (KCC 20.18.050.A) requires site-specific proposals to change the land use designations and zoning to be reviewed by the King County Hearing Examiner. During the development cycle of this plan update, no property owners chose to enter and complete the docket process by requesting a hearing before the Hearing Examiner.

NOTE: None of the 2006 or 2007 site specific docket applicants chose to proceed with a review by the Hearings Examiner. Pursuant to KCC 20.18.050.A: "All site-specific land use map amendments must be evaluated by the hearing examiner before adoption by the council ..." Thus, these applicants may be prevented from pursuing their site specific proposals until they have completed the Hearing Examiner's process.

IMPLEMENTING ORDINANCES:

The Plan Update package consists of the following one adopting ordinance and four implementing ordinances:

- Proposed Ordinance 2008-0124 (Comprehensive Plan Adopting Ordinance)
- Proposed Ordinance 2008-0125 (Surface water management)
- Proposed Ordinance 2008-0126 (Sewer and water management)
- Proposed Ordinance 2008-0127 (Transportation)
- Proposed Ordinance 2008-0128 (Clearing and grading)

The ordinances are contained in binders provided to the Committee and are not attached to the staff report. Specific crosswalks will be provided as the Committee proceeds with the detailed review of the executive proposal.

ATTACHMENTS:

Attachment 1 – Abbreviated version of December 11, 2007 power point presentation

Attachment 2 – Proposed Committee Briefing Schedule

Attachment 3 – REVISED Special Meeting Notice (posted on web) and mailed to Vashon Island recipients

Comprehensive Planning

The Refresher Course

GMA born out of state
legislature's recognition the
unplanned and unchecked
development threatens our
Quality of Life

14 GMA goals (RCW 36.70A.020 & .480)

- Focus urban growth in urban areas
- Reduce sprawl
- Provide efficient transportation
- Encourage affordable housing
- Encourage sustainable economy
- Protect property rights
- Process permits timely & fairly
- Maintain & Enhance NR-based industries
- Retain open space & habitat, & Develop recreation
- Protect environment

GMA 14 Goals con't.

- Encourage public participation & regional coordination
- Ensure adequate public facilities & services
- Preserve historic resources
- Manage shorelines

All GMA Goals equal

- All goals equally important
- Up to County to determine how to balance them

King County Comprehensive Plan

March 2008

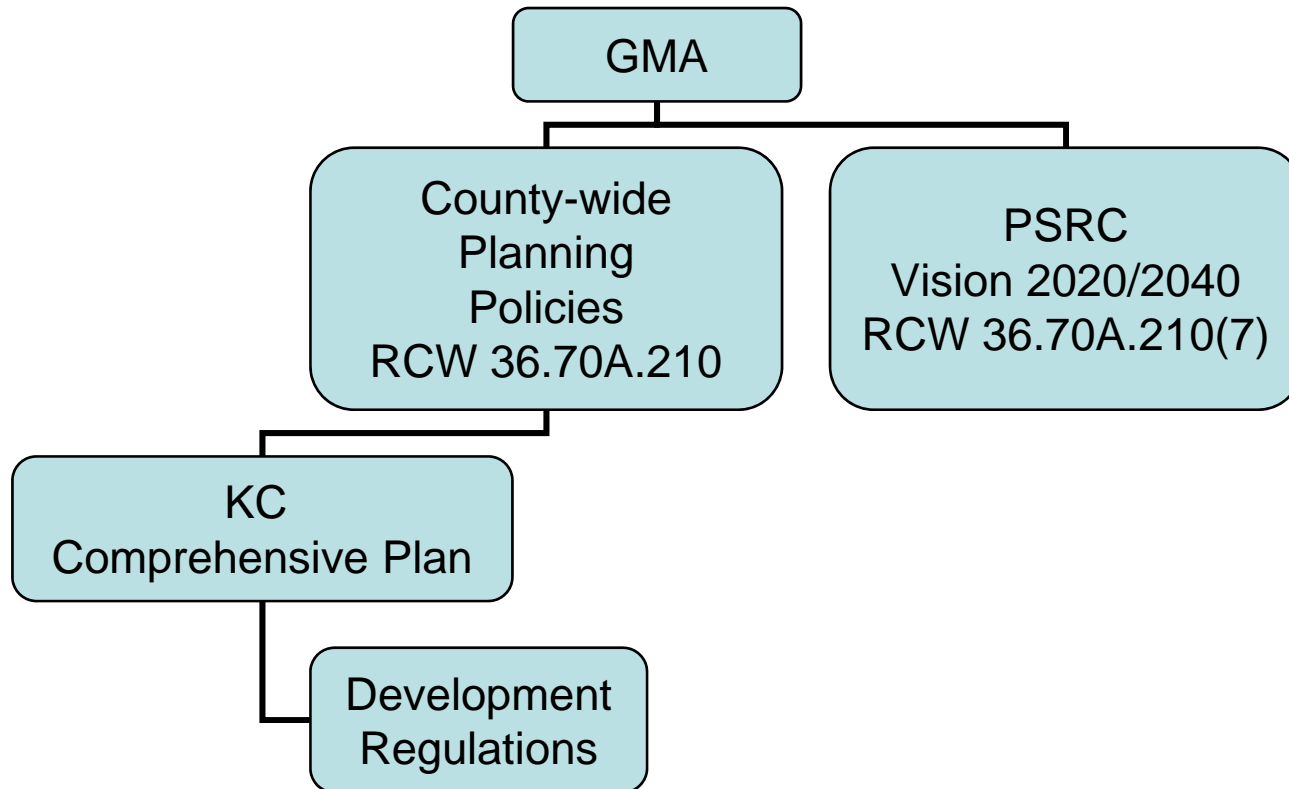
4 yr review begins again

- KC planning for growth since 1964
- 1985 - 1st Comp Plan with UGB
- 1994 - 1st Comp Plan adopted under GMA
- 2000 - 1st 4 yr cycle review of Comp Plan
- 2004 - 2nd 4 yr cycle review of Comp Plan
- 2008 – 3rd 4 yr cycle review of Comp Plan

Planning under the GMA

Hierarchy:

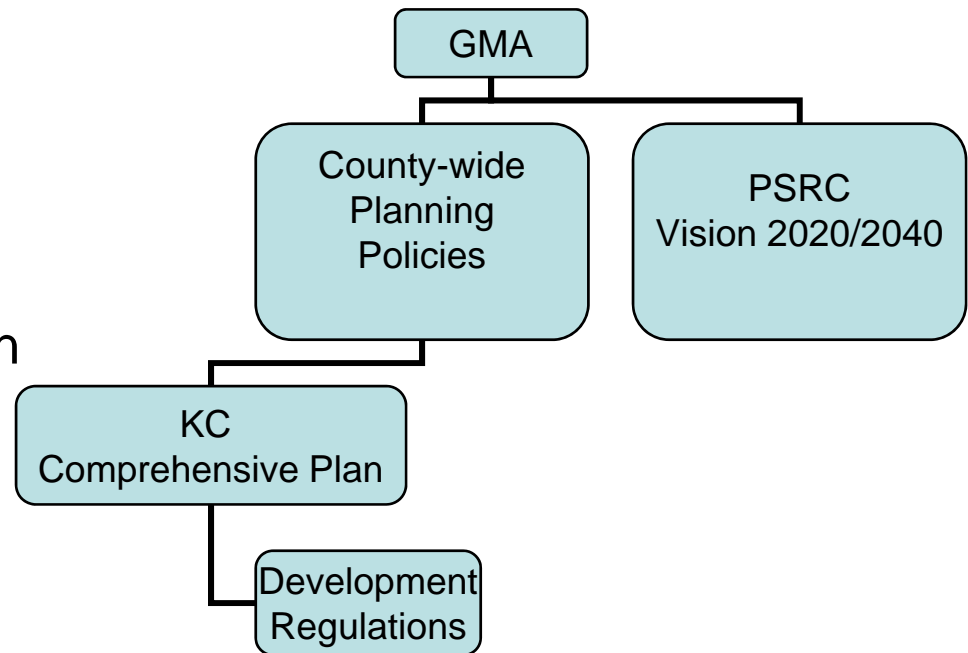
With each subordinate planning document to be consistent and coordinated with the one above



Role of Countywide Planning Policies

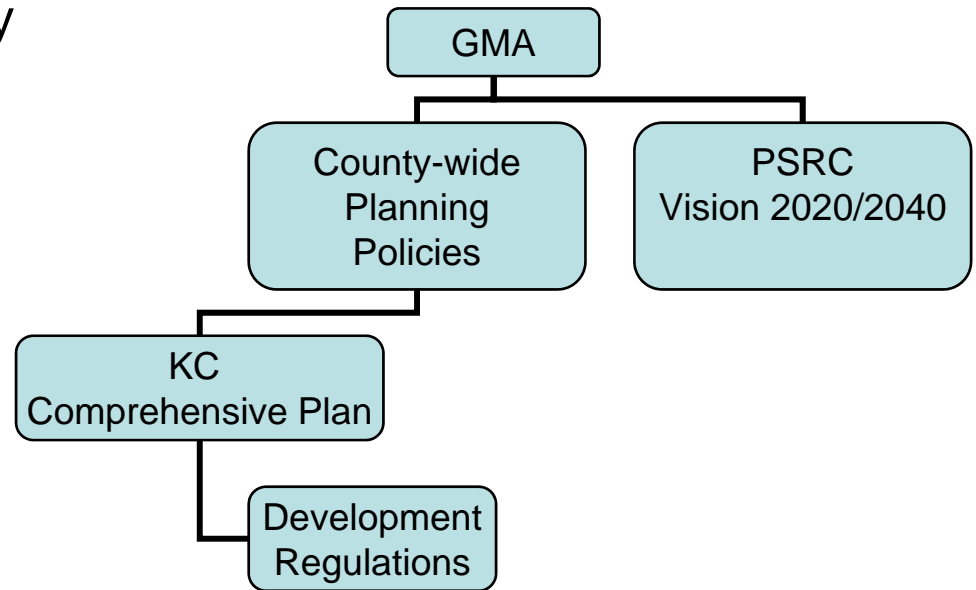
Framework for County and municipalities to:

- Designate UGA
- Site countywide or statewide facilities
- Coordinate for jointly planned urban growth (land capacity, population allocation, provision for public facilities and services)
- Plan for economic development & employment
- Plan for countywide transportation services



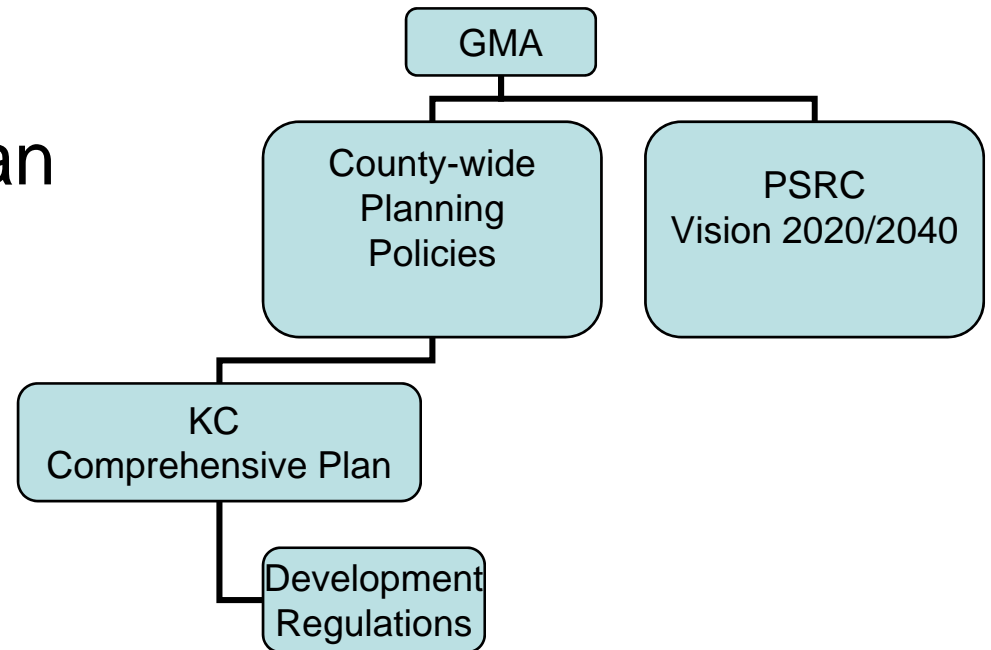
Role of PSRC/Vision 2020/2040

- Regional agency charged with adopting regional planning (Vision 2020/2040) and transportation policies
- Reviews CPPs for consistency with regional plan
- Certifies transportation element in Comp Plan consistent with regional plan
- Reviews LOS methodologies used in Comp Plan
- Distributes about \$160M in federal transportation funds each year



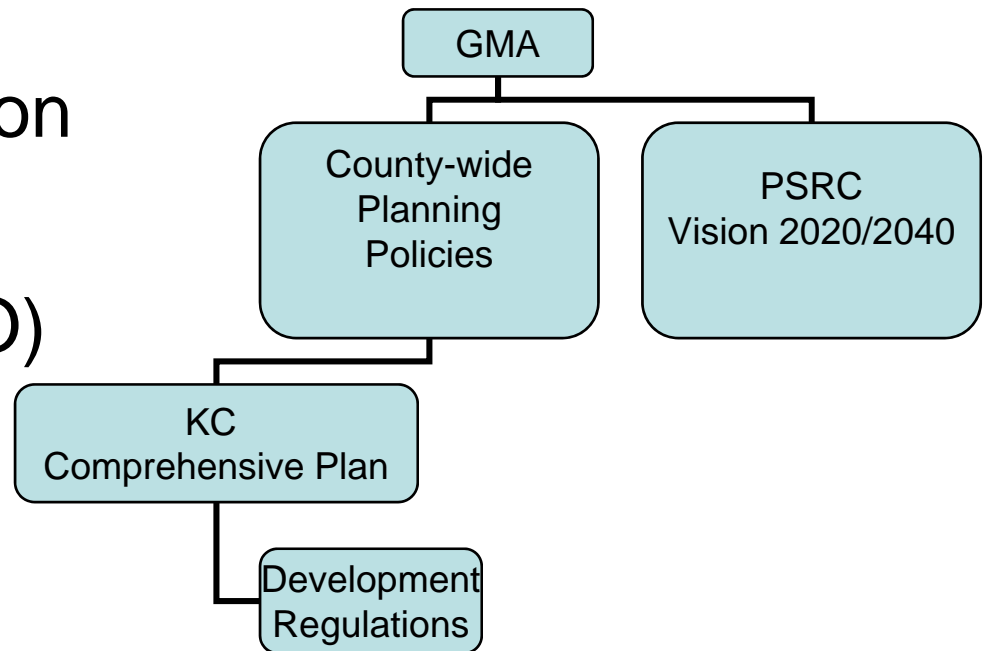
GMA Required Elements in Comp Plan

- Land use
- Housing
- Capital Facilities Plan
- Transportation
- Utilities
- Rural
- Economic Development
- Parks and Recreation



Development Regulations

- Zoning/Land Use
- Plats and subdivision
- Concurrency
- Critical Areas (CAO)
- Impact Fees
- SMP regulations



GMA Mandated Consistency

- Internally within the Comp Plan
- CIP budgets to Comp Plan
- Development regulations to Comp Plan
- Proposed development projects with Comp Plan and development regulations

Comp Plan Amendments

- Generally, technical updates or corrections once a year
- Substantive policy review, including changes to UGB, every 4 years (2008)

Development Regulations Amendments

- Development regulations may be amended at any time, provided they are consistent with the Comp Plan
- Under Code, amendments to development regulations that substantively effect policy can only be addressed as part of the quadrennial review

Docket

- Continuously open
- September 30 is cutoff for request to be consider in next year's Comp Plan review
- Docket transmitted 12/3/07 - 51 docket items (including the 24 included in the Public Review Draft)
- Docket now under review
- January 15, 2008 Hearings Examiner's recommendations for land use map amendments transmitted to Council



King County

REVISED 2008 COMPREHENSIVE PLAN SCHEDULE **FOR GMNR COMMITTEE**

- March 11 – PROCESS**
FRAMEWORK POLICIES (INTRODUCTION)
CHAP. 1 - REGIONAL PLANNING
- March 18 – CHAP. 6 - PARKS, OPEN SPACE & CULTURAL RESOURCES**
PARTS OF CHAP. 8 - SERVICES, FACILITIES & UTILITIES
(Wastewater/Solid Waste/Stormwater)
CHAP. 10 – COMMUNITY PLANS
CHAPT. 11 - IMPLEMENTATION
- April 1 – CHAP. 2 – URBAN COMMUNITIES**
CHAP. 3 – RURAL AREA AND NATURAL RESOURCES LANDS (but not
proposed TDR)
CHAP. 9 – ECONOMIC DEVELOPMENT
- April 15 – PROPOSED CODE REVISIONS NOT TIED TO POLICY AMENDMENTS**
Revised
- April 29 – Special meeting: CHAP. 7 - TRANSPORTATION & CONCURRENCY**
Revised MODEL; Public testimony scheduled
- May 6 – PARTS OF CHAP. 8 - SERVICES, FACILITIES & UTILITIES (Energy, Water**
Revised Supply & Communications Utilities) & STAKEHOLDERS (EG. UAC &
COMMISSIONS); Public testimony scheduled
- May 20 – TRANSFER OF DEVELOPMENT RIGHTS (TDR); Public testimony scheduled**
- June 3 - CHAP. 4 – ENVIRONMENT; Public testimony scheduled**
- June 17 – DOCKET & AREA ZONING STUDIES; Public testimony scheduled**
- July 1 – DOCKET & AREA ZONING STUDIES**
- July 15 – AMENDMENTS**
- July 29 – (tentative) – Special meeting of the GMNR Committee.**

August 5 – FINAL COMMITTEE ACTION Regular meeting of the GMNR Committee.
Discussion and possible action on 2008 Comprehensive Plan. GMNR completes its
recommendation on the 2008 Comprehensive Plan and forwards it on to the full council. Public
testimony if action is taken.



NOTICE OF SPECIAL MEETINGS

Metropolitan King County Council Growth Management and Natural Resources Committee

Chair: Larry Gossett; Vice-Chair: Jane Hague

2008 Comprehensive Plan Update REVISED

The King County Council's Growth Management and Natural Resources Committee (GMNR) will begin its review of the 2008 Comprehensive Plan Update starting in March 2008. The GMNR will hold five special evening meetings in March and April to take public testimony:

SNOQUALMIE

Thursday, March 20th
Snoqualmie Middle School Commons
9200 Railroad Ave S.E.
Snoqualmie, WA 98065

DUVALL

Wednesday, April 9th
Duvall Church, Family Life Center Gym
15510 First Ave
Duvall, WA 98109

VASHON ISLAND

Thursday (day corrected), March 27th
Chautauqua Elementary Gym
9309 S.W. Cemetery Road
Vashon Island, WA 98070

RENTON

Tuesday, April 22nd
Northwood Middle School Commons
17007 SE 184th Street
Renton, WA 98058

MAPLE VALLEY

Thursday, April 3rd
Tahoma Junior High Commons
25600 Summit Landsburg Road,
Ravensdale, WA 98051

Agenda: Doors will open at 6:00 p.m. There will be an Open House from 6:00 to 6:30 p.m. At 6:30 p.m., the Chair will call the meeting to order. Staff will give a brief overview of the proposed legislation, after which public testimony will begin. Testimony will be limited to 2-3 minutes per person in order to allow as many people as possible to have a chance to speak. As these meetings progress, the Chair will try to recognize first those persons who are testifying on a matter for the first time. The meetings are scheduled to adjourn at 8:30 p.m.

Stay informed: If you would like to be added to the mailing list for GMNR meetings, please contact Janice Mansfield at 206-296-1683 or janice.mansfield@kingcounty.gov. You may also view upcoming meeting agendas on the Council's legislative tracking system at <http://mkcclegisearch.metrokc.gov>. Agendas will indicate when additional opportunities for public testimony are scheduled.

Testify online/fax/mail: You may submit written testimony online. Please go to the Council's web home page, www.kingcounty.gov/council, and follow the links to the Comprehensive Plan and the testimony link. You may fax written testimony to Kendall Moore at 206-205-5156 or mail it to King County Council, Attn: Kendall Moore, 516 Third Avenue 12th Floor, Seattle, WA 98104.